

AFFIDAVIT

BEFORE ME, the undersigned Notary, Michelle Vicat, on this 6 day of January 2021, personally appeared, Deanna Freeman of Counterplan, LLC, known to me to be a credible person and of lawful age, who being by me first duly sworn, on his oath, deposed and says:

In compliance to the request for a zoning district change from R-2, Single Family Residential District to RM-8, Medium Density Residential District, or the most appropriate zoning district, I received a certified list of property owners within 500 feet of the property. This list was prepared by Prestige Title Agency, Inc., Stuart, Florida. Letters of notification of a request for zoning change were sent by first class mail to all property owners on the certified list on January 6, 2021.

Counterplan, LLC

By: [Signature]

Deanna Freeman
4777 SE Graham Drive
Stuart, FL
34997

STATE OF FLORIDA
COUNTY OF MARTIN

Sworn to and subscribed before me this 6 day of January 6, 2021 by Deanna Freeman of Counterplan, LLC.

[Signature]



MICHELLE VICAT
Commission # GG 230877
Expires October 17, 2022
Bonded Thru Budget Notary Services

Notary Public – State of Florida

Name: Deanna Freeman

Personally known to me OR Produced Identification _____

Type of Identification Produced _____

LETTER TO SURROUNDING PROPERTY OWNERS

January 6, 2021

Resident/Property Owner

Subject and Location: This is a request by Baker Rd, LLC (B129-001) for a zoning district change from the R-2, Single Family Residential District to RM-8, Medium Density Residential District, or the most appropriate zoning district. Included in this application is a request for a Certificate of Public Facilities Exemption. The 0.55-acre undeveloped parcel is located at 322 NW Baker Road at the intersection of NW Charlie Green Drive and NW Baker Road in Stuart.

Dear Sir or Madam:

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of an amendment to the zoning atlas as noted above will occur at two public hearings.

The date, time and place of the scheduled hearings are as follows:

Time and Date: **LOCAL PLANNING AGENCY**
7:00 P.M., or as soon after as the matter may be heard, on
Thursday, January 21, 2021

Time and Date: **BOARD OF COUNTY COMMISSIONERS**
9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, February 2, 2021

Place: Martin County Administrative Center
2401 S.E. Monterey Road
Stuart, Florida 34996

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772)-221-1396, or the Office of the County Administrator at (772) 221-2360, or in writing to 2401 SE Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. This notification can be reproduced in an alternative format upon request by contacting the Office of the ADA Coordinator at (772) 221-1396. Persons using a TDD device, please call 711 Florida Relay Services.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor.

An Intervenor may ask questions of the staff, applicant and give testimony on the subject of the public hearing. In order to be an Intervenor, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC meeting. No fee will be assessed on the Intervenor. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including all dvd, cd or video cassette tapes, intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meetings.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Matt Stahley, Senior Planner, (e-mail: mstahley@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. Copies of the item will be available from the Growth Management Department. This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator 772-320-3131, the County Administration Office 772-288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

Sincerely,

Deanna Freeman
Principal Planner & Project Manager
Counterplan, LLC

Attachment: Location Map





736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

December 14, 2020

Ownership Search


Prepared For:

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 500-foot area surrounding the following described parcel of land:

See Exhibit "A" attached hereto & made a part hereof.

TAX ID: See Exhibit "B" attached hereto
OWNER: & made a part hereof.
ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: The list does not include any owners who qualify for confidentiality (See attached).


Iris M. Crews



736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT

SEARCH NO. P20-11618/IC

THE ATTACHED REPORT IS ISSUED TO IP PROPERTY INVESTMENT GROUP. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE AMOUNT PAID FOR THE REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 500-foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.

This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.

The land referred to herein is described as follows:

See Exhibit "A" attached hereto & made a part hereof.

PRESTIGE TITLE AGENCY, INC.

736 Colorado Ave. Ste. A

Stuart FL 34994

By:  _____
Iris M. Crews



Recorded in Martin County, FL 11/13/2019 12:01 PM
 Carolyn Timmann, Clerk of the Circuit Court & Comptroller
 Rec Fees: \$18.50 Deed Tax: \$490.00
 CFN#2784650 BK 3094 PG 769 PAGE 1 of 2

This Instrument Prepared by and Return to:
 Charles F. Posess, Esq.
 Patch Reef Title Company, Inc.
 9700 Reserve Boulevard
 Port St. Lucie, Florida 34986
 Our File No.: 91972110
 Property Appraisers Parcel Identification (Folio) Number: 29-37-41-000-000-00150-3

Space above this line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 11th day of November, 2019 by Yocove Green, a single man, and Jaleen E. Green Sr., also known as Jalean E. Green Sr., a single man, whose post office address is 1268 NW Charlie Green Drive, Stuart, FL 34994 herein called the Grantors, to Baker Rd, LLC, a Florida limited liability company, whose post office address is 20734 NW 29th Ave., Boca Raton, FL 33434, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in MARTIN County, State of Florida, viz.:

A parcel of land being in the East 171.00 feet of the South 878.00 feet of the Southwest quarter of the Southeast Quarter of Section 29, Township 37 South, Range 41 East, Martin County, Florida, and being more particularly described as follows: Beginning at the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 29, thence proceed North 00 degrees 28' 00" East along the East line of the Southwest quarter of the Southeast quarter for a distance of 768.37 feet to the point or place of beginning. (1) thence continue North 0 degrees 28' 00" East for a distance of 101.63 feet to Baker Road. (2) thence proceed North 88 degrees 47' 00" West for a distance of 171.00 feet along Baker Road right-of-way to a point. (3) thence proceed South 00 degrees 28' 00" West for a distance of 178.87 feet to a point. (4) thence proceed South 89 degrees 32' 00" East for a distance of 71.00 feet to a point. (5) thence proceed North 00 degrees 28' 00" East to a point on a line 101.63 feet South of and parallel to the Northernmost boundary of the herein described parcel. (6) thence proceed easterly parallel to the Northern boundary of the herein described parcel for a distance of 100.00 feet to the point or place of beginning.

Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

File No.: 91972110

Exhibit "A"

LTF

CFN#2784650 BK 3094 PG 770 PAGE 2 of 2

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Ivette Orellana
Witness #1 Signature
Ivette Orellana
Witness #1 Printed Name
Melinda Weaver
Witness #2 Signature
Melinda Weaver
Witness #2 Printed Name

Yocove Green (Seal)
Yocove Green
Jaleen E. Green Sr. Aka Jaleen E. Green Sr.
by Rosalind M. Green his attorney in fact (Seal)
Jaleen E. Green Sr., a/k/a Jaleen E. Green Sr.,
by Rosalind M. Green, his attorney-in-fact

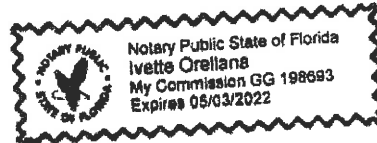
State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me this 11th day of November, 2019, by Yocove Green and by Rosalind M. Green as attorney-in-fact for Jaleen E. Green Sr., a/k/a Jaleen E. Green Sr., who are personally known to me or have produced Florida Driver's License as identification.

SEAL

Ivette Orellana
Notary Public
Ivette Orellana
Printed Notary Name

My Commission Expires:



Martin County, Florida - Laurel Kelly, C.F.A

generated on 12/8/2020 8:58:46 PM EST

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
29-37-41-000-000-00150-3	6774	322 NW BAKER RD, STUART	\$45,000	12/5/2020

Owner information

Owner(Current)	BAKER RD LLC
Owner/Mail Address	20734 NW 29TH AVE BOCA RATON FL 33434
Sale Date	11/11/2019
Document Book/Page	<u>3094 0769</u>
Document No.	2784650
Sale Price	70000

Location/Description

Account #	6774	Map Page No.	N-29B
Tax District	6006	Legal Description	BEG AT SW COR OF SE1/4 OF SE1/4 N 768.37' FOR POB, CONT N 101.63' TO BAKER RD, W ALG RD 171', S 178.87', E 71', N 77' & E 100' TO POB
Parcel Address	322 NW BAKER RD, STUART		
Acres	.5540		

NOTE: Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

Parcel Type

Use Code	0000 Vacant Residential
Neighborhood	229000 Metes & Bounds 29-37-41

Assessment Information

Market Land Value	\$45,000
Market Improvement Value	
Market Total Value	\$45,000

Exhibit "B"

Martin County, FL

NW Baker RD

Legend

Roads

- EXP
- MAA; MAC; MIA; PKY
- MIC
- RES; RMP
- Airport
- Lot Lines

Parcel Dimensions

Lots

Blocks

Parcel Polygons

Subdivision

Red: Red

Green: Green

Blue: Blue

blank

0 60 Feet

Date: 12/8/2020

This Geographic Information System Map Product, received from Martin County (COUNTY) in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS
Copyright: Copyright: 2015





COUNTERPLAN

Baker Rd, LLC Rezoning

Aerial Map

